MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 7, 2015

INVOCATION:
Pastor Rick Bloom of Pacific Christian Center gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Director of Public Works/City Engineer Kahn, Police Chief Martin, Fire Chief Orr, Recreation and Parks Director Posada, Director of Utilities Springer, Deputy City Manager Tse, Director of Administrative Services Visé, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – WEEK OF THE YOUNG CHILD
Councilmember Orach presented a Proclamation recognizing the "Week of the Young Child." Joyce Stone, California Association for the Education of Young Children Public Policy Chair; and Karin Dominguez, THRIVE Santa Maria Project Lead with the Santa Maria-Bonita School District, accepted the Proclamation and invited everyone to attend an open house at the Community Action Commission Center, 201 W. Chapel, on April 24, at 9:00 a.m.

B. PROCLAMATION – SEXUAL ASSAULT AWARENESS MONTH
Councilmember Waterfield presented a Proclamation recognizing the month of April 2015 as "Sexual Assault Awareness Month." Linda Cordero, representing the North County Rape Crisis & Child Protection Center, accepted the Proclamation.

C. PROCLAMATION – DONATE LIFE MONTH
Councilmember Zuniga presented a Proclamation recognizing April 2015 as "Donate Life Month." Susan Friesen, Northern Santa Barbara County ambassador for One Legacy, organ and tissue donation awareness, accepted the Proclamation.

D. PROCLAMATION – KITE MONTH
Councilmember Boysen presented a Proclamation in recognition of "Kite Month" and the annual Kite Festival being held April 19, 2015, at Rotary Centennial Park, from 12:00 p.m. to 4:00 p.m. Chris Slaughter, representing the Santa Maria Valley Discovery Museum, and Dennis Smitherman, with the City of Santa Maria Recreation and Parks Department, accepted the Proclamation.

2. PUBLIC COMMENT PERIOD:
Ed Cora, Superintendent of the Guadalupe School District, extended an invitation to everyone to attend the Guadalupe Ciclovia Event (a 3-mile bike/walk/run) on Saturday, May 9th from 11:00 a.m. to 3:00 p.m. beginning at Jack O'Connell Park.

Gayle Pratt, representing Santa Barbara County Commission for Women, spoke about a recently released report titled *Women in Leadership: A Countywide Snapshot of Gender Representation on Appointed Boards and Commissions*. She presented a copy of the report to the Councilmembers and congratulated the City of Santa Maria on achieving equal representation of men and women in its appointed positions.

3. CONSENT CALENDAR:
Consent Calendar Items 3A through 3H were approved on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular meeting of the City Council of March 17, 2015, were approved as submitted.

C. WARRANTS
Warrant Nos. 192240 to 192510 totaling $1,909,003.94 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 187196 and 187857 were cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. ADOPTION OF ORDINANCE NO. 2015-04 – BETHEL LUTHERAN SENIOR HOUSING
The City Council conducted the second reading and adoption of Ordinance No. 2015-04 amending the official zoning map for 2.5 acres located at the northwest corner of Sierra Madre Avenue and East Avenue FROM R-1 (Single Family Residential) TO PD/R-2 (Planned Development /Medium Density Residential) zoning district for the Bethel Lutheran Senior Housing project.

Ordinance No. 2015-04 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR 2.5 ACRES, LOCATED AT THE NORTHWEST CORNER OF SIERRA MADRE AVENUE AND EAST AVENUE.

F. HOME TOUR SIGN AGREEMENT IN THE CITY
Resolution No. 2015-29 was adopted authorizing a License Agreement with SignCraft, Inc., to construct and place home tour signs throughout the City directing traffic to new "For Sale" homes under construction.

Resolution No. 2015-29 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING A LICENSE AGREEMENT WITH A SIGN CONTRACTOR TO PLACE NEW HOME TOUR SIGNS THROUGHOUT THE CITY.

G. NOTICE OF CONTRACT COMPLETION – ALVIN AVENUE
The City Council approved a Notice of Contract Completion for Bid No. 2014/06, Alvin Avenue, and directed the Chief Deputy City Clerk to record the same.

H. NOTICE OF CONTRACT COMPLETION – STREET MAINTENANCE
The City Council approved a Notice of Contract Completion for Bid No. 2015/01, Street Maintenance (Chip Seal), and directed the Chief Deputy City Clerk to record the same.

4. 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATIONS. The public hearing did not commence and was continued to the April 21, 2015 City Council meeting to receive public comments and consider the Block Grants Advisory Committee's recommendation for allocation of fiscal year 2015-16 Community Development Block Grant (CDBG) and HOME Investment Partnerships program funds.

5. AUTHORIZATION TO INITIATE A CASITAS AND EN-SUITES ORDINANCE. The City Council considered authorizing staff to process a zoning text amendment to allow for casitas and en-suites in the R-1 (Single Family Residential) zone district in limited situations. Community Development Director Appel gave the presentation as detailed in the Council Agenda Report. In 1983, the State required local agencies to permit second units unless the agency specifically prohibited them by ordinance. The City of Santa Maria did develop an ordinance prohibiting second units (defined as having a second kitchen, or a ¾ bath with separate entry or in a detached structure on the property). Over the years, a few developers have gotten approval to create casitas with no bath or ½ baths.

Coastal Community Builders (CCB) is constructing a residential neighborhood in Santa Maria. The Legacy project at Main Street and Panther Drive has larger lots and is marketing to higher-income families. As part of the design, CCB is offering buyers the option to either include a Casita (detached structure with a bedroom and bathroom) or En-suite (optional bedroom and bath put in

the place of a third-car garage space). An amendment to the City's Municipal Code is necessary to allow for CCB's proposal.

Community Development Director Appel explained that staff was asking for direction on two items: 1) whether staff should identify a way to permit a detached or separate entry Casita or En-suite with a ¾ or full bath; and 2) whether the rule should be applicable under limited circumstances or Citywide.

Jacob Grossman, representing Coastal Community Builders, stated the buyers they are serving prefer to have casitas and en-suites and understand that the Covenants, Conditions, and Restrictions (CC&R) prohibit them from using the units as rentals. The units are particularly valuable for elderly parents, caregivers, and adult children returning home. They also increase the value of the homes.

Councilmember Boysen asked the City Attorney about approving the request on a Citywide basis and if that would be risking a conflict of interest for those on the Council with large residential lots.

City Attorney Trujillo responded that it would not be a conflict of interest under the public generally exception; the action will have the same effect on the community at-large.

Mayor Patino asked the applicant how they would enforce the CC&Rs prohibiting rental units.

Mr. Grossman responded the projects do not have Homeowners Associations, but all owners sign and agree to the terms. City Code Enforcement would most likely be utilized.

City Attorney Trujillo stated that the CC&Rs give homeowners private, contractual obligations that are enforceable through the civil courts and code enforcement. Typically, a homeowners association would need to enforce the rule.

Councilmember Waterfield asked about the possible unintended consequences of approving the request. She said some members of the community had expressed concern that approving the request would increase garage conversions.

Community Development Director Appel stated that garage conversions were allowed in the City provided an applicant has sufficient room to construct a carport or an additional garage. One requirement that would be specified in an ordinance would be that the garage is still being used as a garage.

Councilmember Orach asked about parking requirements and if they change when a homeowner eliminates one of three garages.

Community Development Director Appel responded any single family home is only required to have two covered parking spaces, so the third is optional.

Mr. Grossman stated all of their projects have a minimum of two car garages.

Councilmember Orach asked if the casita would be in the front of property or in back of the residence.

Mr. Grossman replied that all units were in the back of the residence.

Councilmember Orach also expressed concern regarding the amount of plumbing that would be necessary to convert a property to casitas on some of the older lots in town. He also asked about the Carriage District cottages.

Community Development Director Appel responded that those properties had "bonus rooms" and would remain the way they were.

Public Input
There were no requests to speak from the public.

Chief Deputy City Clerk Garietz indicated that staff had received one written communication from Joan Leon in opposition of providing direction to staff to proceed with the zoning text amendment.

Council Discussion
Councilmember Boysen commented that fellow neighbors would most likely take charge of making sure the casitas/en-suites were not used inappropriately. He stated the County of Santa Barbara had

dealt with this topic in the past. Residential second units in the County had very limited restrictions on them, and between 2009 and 2014, there were only 41 permits issued. The County anticipates an additional 57 permits between 2015 and 2023. He said he believed it would not be a problem proposing a Citywide Ordinance authorizing staff to identify a way to permit a detached or separate entry casita or en-suite with a ¾ or full bath, and possibly even a kitchen.

Councilmember Orach expressed concern over having a kitchen in the unit, but he said he was in favor of moving forward with the idea.

Councilmembers Zuniga and Waterfield stated they would also support staff in moving forward with the developer.

Direction to staff
There was a unanimous consensus of the City Council that supported directing staff to identify a way to permit a detached or separate entry Casita or En-suite with a ¾ or full bath for the Legacy subdivision.

There was majority consensus of the City Council to have an ordinance regarding the detached or separate entry Casita or En-Suite to be applicable on a Citywide basis versus on limited circumstances with Councilmember Zuniga and Mayor Patino opposed.

REPORT BY CITY MANAGER:
City Manager Haydon announced the next City Council meeting would be in two weeks on April 21, 2015. He stated items for the meeting would include three Public Hearings: 1) the CDBG/HOME Allocations for 2015-16; 2) Water Rate Increases; and 3) the 2015 Weed Abatement Program.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he had been out of town the last two weeks, but did participate in a Central Coast Water Authority meeting by phone. He also attended a C3H Policy Council meeting.

Councilmember Orach reported that he attended the City Airport District meeting; the Chair-ity Event for the Library; a LAFCO meeting; and the Easter celebration at Pioneer Park.

Councilmember Waterfield reported that she attended the dinner for the League of California Cities; the Grand Opening for Care Net in Santa Maria; judged a talent show for the Special Olympics; presented a Proclamation for Oswaldo Dias; attended a ribbon cutting at Marian Medical Center; and toured the City's wastewater treatment plant.

Councilmember Zuniga reported that she attended the C3H Policy Council meeting and the League of California Cities Division dinner.

Mayor Patino reported that she attended the Santa Maria Public Airport District quarterly meeting; the Snapshot of the Santa Maria Local Economy meeting with the Chamber of Commerce; a Women's Economic Ventures tour; the SBCAG monthly Board meeting; the APCD Board meeting; a lunch at St. Joseph's High School; the League of California Cities Division Dinner; a welcome home Veteran's Day celebration; a meeting with Guillermo Chavez regarding Oswaldo Diaz; a Central Coast Dinner Forum for elected leaders; a Youth of the Year Competition where she participated as a judge; an awards dinner and ceremony with the Altrusa Club; the filming of an air show commercial; the Wali Semi-Annual Update on literacy; the orchid show, where she participated as a judge; the welcome home Vietnam Veterans' Day event; a Rotary meeting; the 2015 Ag team forum; a North County Sub-regional meeting; an EH&S roundtable; a national walking day tour; the wastewater treatment plant tour; a human trafficking and forced labor awareness training; and spoke on the Ben Heighes radio show.

Councilmember Orach reminded the public about the Serve Santa Maria Event at 9:00 a.m. on Saturday, April 11, 2015, at the Abel Maldonado Center.

CLOSED SESSION:
The City Council recessed at 7:44 p.m. to a Closed Session regarding Conference with Legal Counsel regarding Existing Litigation pursuant to Government Code Section 54956.9 Subdivision (d)(1). Bonnie Vaillancourt v. City of Santa Maria, WCAB Case No. ADJ9339654.

CLOSED SESSION REPORT:
Following the Closed Session, the City Attorney stated that there was no reportable action.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned in memory of Marcella "Sandy" Carty and Mary Harris at 7:57 p.m.

APPROVED:

April 21, 2015
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria